



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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AGENDA

Wednesday, January 18, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, January 11th, 2006, Meeting @ 9:30 A.M.
Wednesday, January 18th 2006 Meeting @ 2:00 P.M.
Wednesday, January 18th 2006 Public Hearing @ 7:00 P.M.
Wednesday, January 25th, 2006, Public Hearing @ 7:00 P.M.

Board of Appeals

Thursday, January 26th, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS</u>		INFORMATIONAL
4. <u>COUNTYWIDE COMPREHENSIVE PLAN TEXT AMENDMENT –</u> Incorporation of Heart of the Civil War Heritage Area Management Plan Public Hearing Requesting recommendation to the Board of County Commissioners for a text amendment incorporating the Management Plan, required for Certification of the Heart of the Civil War Heritage Area under the Maryland Heritage Areas Program. (Janet Davis)		RECOMMENDATION
5. <u>WATER & SEWERAGE PLAN AMENDMENTS –</u> <u>WINTER 2005 CYCLE</u> (Carole Larsen) <u>WS-05-29 -- Ana's Place</u> —Reclassification of 5.1554 acres, located at Yellow Springs Road & Old Seventh Street, Clover Hill, City of Frederick, from W-5Dev. to W-3Dev. <u>WS-05-30 -- Frederick County Public Schools/Oakdale HS</u> —Reclassification of 48.058 Acres, located west side of Eaglehead Drive, north of Old National Pike, From W-4Dev./S-4Dev. to W-3Dev./S-3Dev. <u>WS-05-31 -- City of Frederick/Monocacy WTP</u> , located on North Market Street near MD 26. Text amendment to relocate the Zenon treatment facility from Fredericktowne and River Walk Park. to that location and expand the treated water from that location to 4 MGD.		RECOMMENDATION
6. <u>ANNEXATION</u> <u>Zeltman Property</u> -- Town of Mt. Airy – Annexation of 163 acres located on the southwest side of Old Bohn Road, currently designated “Agriculture” on the County’s Comprehensive Plan, to be rezoned R-2 Residential upon incorporation into the town. (Tim Goodfellow)		RECOMMENDATION
7. <u>WALKERSVILLE REGION PLAN UPDATE</u> Continuation of workshops for the Region Plan update. (Jim Gugel)		INFORMATIONAL

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Evening Session 7:00 p.m.

- ZONING TEXT AMENDMENT – (ZT-05-08) – Public Hearing RECOMMENDATION

Mike Vesper & Shirley Vesper - Requesting amendment to the Zoning Ordinance to change the specific requirements for Child Care Centers or Nursery Schools. This text amendment will allow an applicant to use the square footage requirement of lot area or the build area requirement currently used by the Maryland Child Care Administration. (Larry Smith)
- ZONING TEXT AMENDMENT – (ZT-05-09) – Public Hearing RECOMMENDATION

Tyler Companies, Inc. – Requesting an amendment to the Zoning Ordinance to allow for a Transit Oriented Development District (TOD) floating zone to be established for the purpose of providing for the development and/or redevelopment of land located within seventy-five feet of a MARC Train Station. (Larry Smith/Eric Soter)
- ADEQUATE PUBLIC FACILITIES TEXT AMENDMENT – (AT-05-05) – Public Hearing RECOMMENDATION

Weinberg & Miller, LLC. & Miles and Stockbridge, P. C. Requesting an amendment to the Adequate Public Facilities Ordinance to allow for Cluster Development's to be exempt from the school adequacy requirements. Case AT-05-05 (Eric Soter)

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